

‘Nauroy’, formerly ‘Bonaly’ and ‘Chorlton’

159 Kooyong Road, Toorak

Place type: Residential Buildings (private), Villa

Significance level: Local



(source: Kay & Burton, 2015)

Recommended protection: Planning Scheme

Architectural style: Victorian period (1851-1901) Italianate & Renaissance Revival

Locality history

Toorak is situated on the elevated south side of the Yarra River, with views across the river to the City of Melbourne. Toorak has played a key role in Melbourne’s social and cultural history, and is regarded Australia-wide as a symbol of wealth and influence. It has long been recognised as Melbourne’s most affluent suburb. Although it was elevation and topography that established Toorak as a fashionable address, its name in fact comes from an Aboriginal word for ‘reedy swamp’.

The first Crown land sales south of the Yarra took place in the 1840s and 1850s. ‘Toorak House’, built by merchant James Jackson, along with its extensive grounds, was acquired by the newly established Victorian government in 1851 as Victoria’s first Government House. The creation of a vice-regal seat in 1851 set the tone for social exclusivity and was the foundation for Toorak’s development as a desirable address.

As Melbourne developed and industrialised in the latter part of the nineteenth century, the wealthy middle-class – including merchants, industrialists, professional men, military men, politicians, and men and women of ‘independent means’ – sought to escape the bustle of the city and to settle in a quieter, more spacious environment. Paddocks and native bush gave way to large estates and substantial homes. The approach to Toorak was via the Gardiners Creek Road (later Toorak Road), which was the chief east–west route; the drive along it was described as ‘very pleasant’ in 1879 (Whitworth 1879: 390). Toorak was also accessed from the private punt at Grange Road that linked the two sides of the Yarra and also, from 1879, via the Oakleigh railway line.

During the 1870s and 1880s, many large mansions were erected, usually to an architect's plan. Many adopted the Italianate style of architecture and, like 'Toorak House', were surmounted with a decorative square tower. The scale and extravagances of these residences reached a peak during the land boom of the 1880s as merchants and others among Melbourne's expanding *nouveaux riches* sought a prestigious address. Toorak's mansions were often sumptuously and exquisitely decorated in the latest styles.

At its height, from the 1870s and up until the dawn of the First World War, Toorak society represented an unusually high concentration of wealth, power and influence not seen elsewhere in Australia. This was home to many of Melbourne's wealthiest and most influential families, including the Baillieu, Clarke, Grimwade, Fairburn, Fink, Miller and Myer families. The salubrious environs of Toorak also provided a seasonal base in Melbourne for wealthy landed families (predominantly Western District graziers).

The population of Toorak was dominantly British and overwhelmingly Protestant. St John's Church of England was a lynchpin of Toorak social life in the Victorian era; it was the preferred venue for Society weddings and became a symbol of social aspiration. Other 'English' influences in the development of Toorak can be seen in the Tudor Revival style of a number of the interwar-era shopfronts along Toorak Road.

Some large estates were subdivided in the 1880s during the frenzied period of the property boom. Other parts of Toorak were developed with more typical middle-class homes of the Victorian and Edwardian eras. There was very minimal, if any, industry in Toorak proper, although many of its elevated homes had clear views across the Yarra of the factories with their chimney smoke that were concentrated on the Richmond flats.

Place history

The land forms part of Crown portion 27 in the Parish of Prahran, which was first purchased from the Crown in the 1840s.

By the 1870s, Kooyong Road, Toorak, was a showcase of elegant double-storey Victorian villas. Until c.1918, Kooyong Road was also known as Boundary Road as it formed the boundary between the Prahran and Malvern municipalities. On the western (Toorak) side of Boundary Road, 'Devorgilla' (1874) and 'Valentines' were amongst the largest mansion estates. In the 1880s further subdivision of large estates along Boundary Road saw the erection of well-appointed suburban residences.

In the 1880s, the site of 159 Kooyong Road, Toorak, formed part of the 11-acre estate, 'Devorgilla', which faced Irving Road and backed onto Kooyong Road; it comprised a mansion, stables and other outbuildings, as well as an ornamental lake and extensive gardens. In 1886, the Devorgilla Estate was subdivided to create Devorgilla Avenue, and to form a number of suburban allotments that fronted Malvern Road and Boundary Road (see Figure 1). Each of the new suburban allotments featured established trees and shrubs that were claimed to be over twenty years old (*Argus*, 7 May 1886:2).

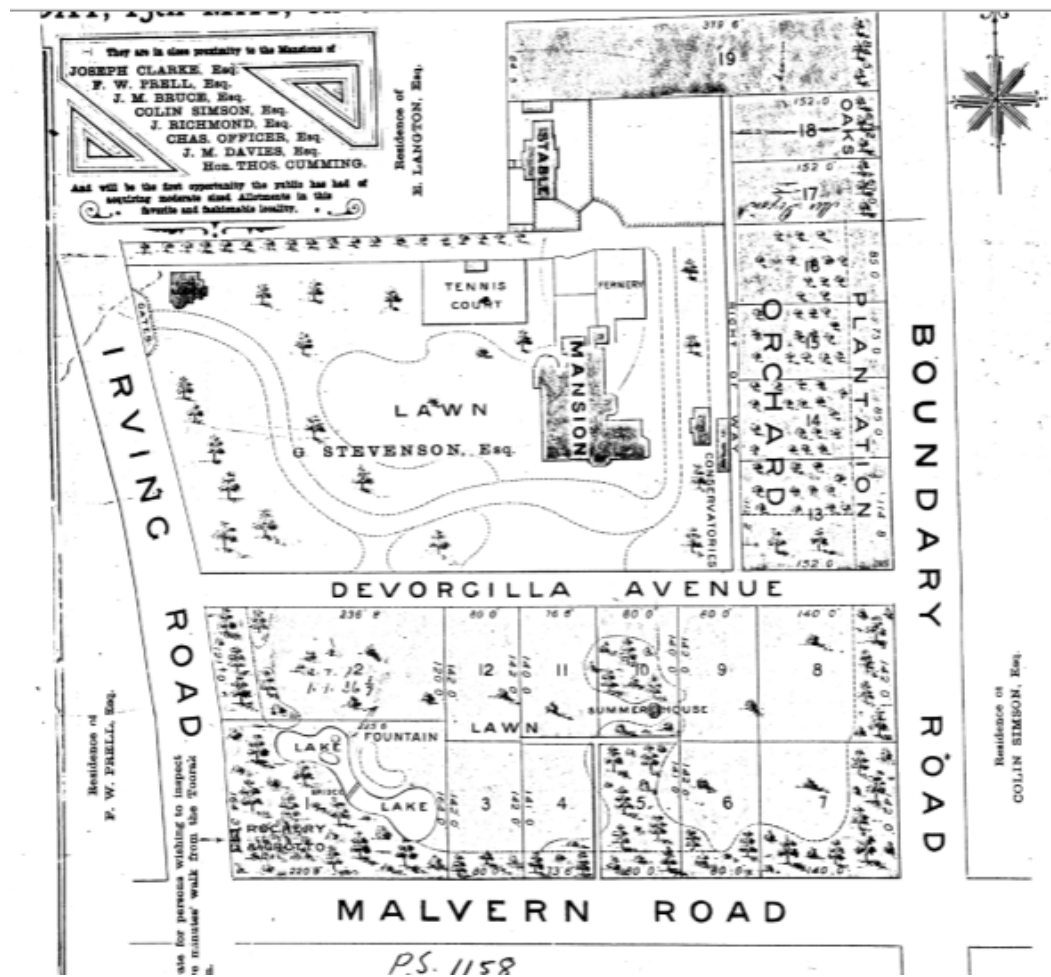


Figure 1. Subdivision of Devorgilla Estate, corner of Malvern and Boundary Roads, Toorak, n.d. [1886]. This shows the site at 159 Kooyong Road (Lot 18) situated north-east of the Devorgilla mansion, and includes established 'Oaks' planted along the property boundary. (source: Stonnington History Centre, PH 11209)

In 1897 a double-storey brick villa of 11 rooms was erected at 159 Kooyong Road for Mrs Annie Moira Younghusband (née Smith) (c.1822–1920). She was the widow of squatter Lawrence Cockburn (1827–1877), the fourth son of aristocrat, Lord Cockburn of 'Bonaly', Scotland (*Argus*, 28 March 1883; VBDM; *Argus*, 5 September 1871:4), whom she had married in 1856. Later, in 1883 in Melbourne, Annie Cockburn had married merchant squatter Isaac Younghusband (1833–1892), proprietor of the successful wool and produce broking firm of Younghusband & Company Ltd. Isaac Younghusband died in 1892 and Mrs A.M. Younghusband was left a wealthy widow. She was prominent in fashionable society in Melbourne; she was a frequent guest, for example, at various vice-regal functions. She named the house 'Bonaly' in recognition of her first husband's ancestral home. The name 'Bonaly' is not indicated on the MMBW detail plan of 1901 but the name appears in newspaper advertisements from 1902 (*Age*, 2 October 1902:2). The Younghusbands' previous home had been the stately, 13-room 'Oakleigh Hall' in East St Kilda, built in 1863, which Mrs Younghusband had sold in 1895 (*Argus*, 19 October 1895:2). In later years, 'Oakleigh Hall' was purchased by the former prime minister of Australia, Andrew Fisher (*Australasian*, 7 August 1920:47). It has since been demolished.

It is almost certain that Mrs A.M. Younghusband employed an architect to prepare plans for her new brick villa residence at 159 Boundary Road, Toorak, however no record of a builder or architect has yet been found. Given Mrs Younghusband's connection to the Cockburn family, it is possible that there was a Scottish influence in the restrained neo-Classical design. The house does not fit with the usual style of Boom-era Victorian residences in Toorak, as it was erected well after the financial crash of 1890s and during the depression in the building trade in Melbourne.

Whilst the City of Prahran rate books record Mrs A.M. Younghusband as the ‘owner-occupier’ of 159 Kooyong Road from 1897, the Certificate of Title dated 1897, states that the property was held in the name of her eldest son, (Alleyne) Bayly Cockburn (1858–1913) as part-owner (C/T vol. 2646, fol. 152). Bayly Cockburn was a woolbroker and had worked with the firm of Younghusbands since the 1880s (*Age*, 16 April 1913:9). In 1902, after Mrs Younghusband had been resident for only a few years, ‘Bonaly’ and its opulent furnishings were offered for sale. The house at this time was described as a ‘substantial brick two story [sic.] residence, containing 3 reception rooms, 5 bedrooms, kitchen, servant’s room, bathroom (hot and cold water supply), pantries, &c.’ (*Age*, 2 October 1902:2). An inside lavatory is shown on the MMBW detail plan of 1901, indicating that sewerage was laid on at the time the house was built. In 1903, Melbourne architect W.A.M. Blackett advertised for tenders for ‘renovations (painting, &c)’ at ‘Bonaly’ (*Argus*, 19 December 1903:3).

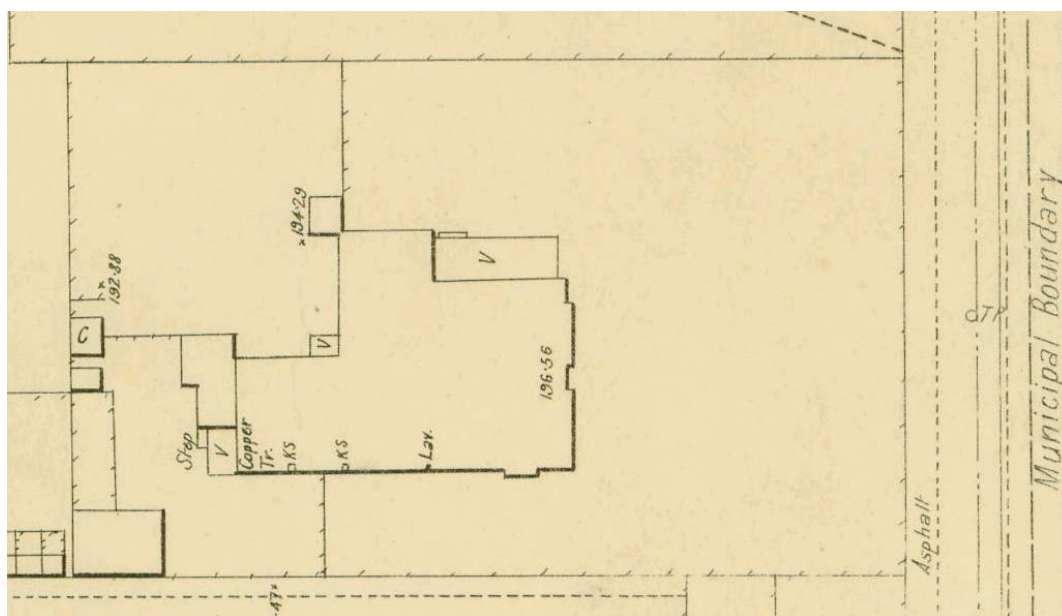


Figure 2 MMBW Detail Plan No. 976, dated 1901, Prahran. Showing ‘Nauroy’ and its original (and current) extent (source: SLV)

The certificate of title records the transfer of ownership in 1903 from Alleyne Bayly Cockburn (part-owner) to his nephew, William Lawrence Nicholson the eldest son of Mrs Younghusband’s eldest daughter Joanna Amelia née Cockburn (C/T vol. 2646, fol. 152; VBDM), and grandson of the Hon. William Nicholson, the former premier of Victoria and architect of the Land Act of 1860.

The house was vacant in 1903, according to the Melbourne Post Office directory for 1904, and was sold again in 1905 (*Age*, 28 November 1905:2). In 1905, the Melbourne Post Office directory indicates that the residence known as ‘Bonaly’ was occupied by James Christie-Jones, who was possibly leasing the residence (S&McD 1905).

The property was transferred to Richard Henry Blackwell, importer, in 1905 (C/T vol. 2646, fol. 152). By 1906, the house had been renamed ‘Chorlton’ (*Melbourne Punch*, 23 Sept 1909:24). Incidentally, the house to the immediate south of ‘Chorlton’, known as ‘Elinga’, was occupied in c.1906 by Edwin Tivey, who would later go on to purchase ‘Chorlton’ (S&M 1906). R.H. Blackwell died at ‘Chorlton’ in 1919, leaving his estate, including real estate worth over £2000, to his wife and children (*Prahran Telegraph*, 4 October 1919:4).

‘Chorlton’ was advertised for sale again in 1919. The two-storey brick home was noted at this time as ‘having a frontage of 100ft to the west side of Kooyong road, Toorak by a depth of 160ft’ and being a ‘superior family residence’. The house was described as:

a substantially-built two story [sic.] brick residence, containing entrance hall, spacious drawing-room, dining-room, breakfast-room, pantry, kitchen, scullery, maid’s room, &c.; upstairs – 5 bedrooms,

bathroom, balcony, &c.; outbuildings consist of W.B. woodshed and laundry, brick W.C. (Argus, 26 November 1919:3).

Stockbroker and soldier Captain Edwin Tivey (1866–1947) was residing at 159 Kooyong Road, Toorak by 1921 (ER 1921) and purchased the house in January 1923 (C/T vol. 4664, fol. 763). The *Australian Dictionary of Biography* entry on Tivey describes his Toorak residence as a ‘small mansion’ (Thompson 1990). Tivey had married Annie Bird Robb of ‘Myola’, Malvern Road, in 1906. They lived initially at ‘Hyde’, Huntingtower Road, Malvern (ER). During the Tiveys’ residence at 159 Boundary Road, the house was renamed ‘Nauroy’.

Edwin Tivey had fought with the Victorian Bushmen in the Boer War and in 1901 became the first Australian to be awarded the DSO (Ancestry.com; no source given). Tivey was a leading Australian officer in the Great War and was appointed commander of the 8th Infantry Brigade in July 1915. He later led the 5th Australian Infantry Brigade and was elevated to major-general in 1920 (Thompson 1990). The name ‘Nauroy’ comes from a place on the Western Front in northern France which saw heavy fighting by the Allies under Tivey’s superintendence during the last decisive months of the Great War.

Upon Tivey’s death in 1947, he bequeathed the house to his daughter Violet Tivey, his only surviving child following the death of his son Peter in an Italian prisoner-of-war camp in 1943 (*Age*, 2 September 1947:4). Under Violet Tivey’s ownership the house was converted into two flats – one on each level. The first floor flat contained ‘a separate entrance hall, three bedrooms, enclosed balcony, kitchen and bathroom’ (*Australian Property News*, August 15, 1985:24; Brewster, ‘Toorak Mansion Gives up its Auction Treasures’, 2016). Following Violet’s death in 1975, the house was eventually sold in 1984. The Nowoweiski family bought the house in 1984 and sold it in 2015 (*Australian*, 7 November 2015; C/T vol. 4664, fol. 763).

According to land title information, the boundaries of the property at 159 Kooyong Road have remained constant from 1897 until the present day.

A real estate article of 2015 mentioned the ‘botanical gardens’ on the site. There is a mature conifer in the front garden, but it is not known whether this tree or any of the surviving trees in the garden are associated with the former Devorgilla Estate, and pre-date the existing residence at 159 Kooyong Road. The existing formal garden layout would appear to be a recent development of the c.1990s-2000s.

Sources

Age, 27 September 1902, p. 2 (sale of furniture at ‘Bonaly’).

Age, 2 October 1902, p. 2 (sale of ‘Bonaly’).

Age, 28 November 1905, p. 2 (sale of ‘Bonaly’).

Age, 16 April 1913, p. 9 (death of Alleyne Bayly Cockburn).

Age, 2 September 1947, p. 4.

Age, 1 June 1985, p. 43.

Ancestry.com (including unsourced news article, 1901).

Argus, 5 September 1871, p. 4 (death of Lawrence Cockburn, son of Lord Cockburn).

Argus, 28 March 1883, p. 1 (Younghusband–Cockburn marriage notice).

Argus, 7 May 1886 (sale of the Devorgilla Estate for suburban allotments).

Argus, 19 October 1895, p. 2.

Argus, 19 December 1903, p. 3 (renovations to ‘Bonaly’ by architect W.A.M. Blackett).

Argus, 16 July 1919, p. 8 (death of R.H. Blackwell).

Argus, 26 November 1919, p. 3 (auction notice).

Australasian, 7 August 1920, p. 47 (obit., Mrs Younghusband).

- Australian*, 7 November 2015: <http://www.theaustralian.com.au/life/home-design/prestige-property/melbournes-luxury-real-estate-market-looks-set-to-boom-agents/news-story/b5d3fbfbcd498adef3380dd84393e7fa>
- Australian Property News*, August 15, 1985, p. 24 (sale of 'Nauroy').
- Brewster, Richard. 'Toorak Mansion Gives Up Its Auction Treasures', *Australian Auction Review*, 21 June 2016: <http://www.australianauctionreview.com.au/auction-review/toorak-mansion-gives-its-auction-treasures>
- Brown-May, Andrew and Shurlee Swain (eds.) 2005, *Encyclopedia of Melbourne*.
- Cannon, Michael 1985, *The Long Last Summer: Australia's upper class before the Great War*, Thomas Nelson, Melbourne.
- City of Prahran, Rate Books, 1896–1900.
- Commonwealth of Australia. Australia Electoral Rolls, 1909, 1912, 1921 (accessed via Ancestry.com).
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*, Melbourne University Press, Carlton.
- Foster, Di 1999, 'Melbourne's most fashionable suburb, A history of Toorak, east of Kooyong Road 1840-1998', Master of Arts in Public History, Department of History, Monash University.
- Gadd, Denise. 'A Peek over Toorak's Walls', *Domain (Age)*, 17 October 2011: <http://www.domain.com.au/news/a-peek-over-tooraks-walls-20111017-1ltad/>
- Hubbard, Timothy 'Italianate Style' in Goad, Philip & Willis, Julie (eds.) 2012, *The Encyclopedia of Australian Architecture*, Cambridge University Press.
- Hubbard, Timothy 2003, *Towering over all: The Italianate villa in the colonial landscape*, PhD thesis, School of Architecture and Building, Deakin University.
- Jordan, Kerry 2003, 'Houses and Status: The Grand Houses of Nineteenth-Century Victoria', PhD thesis, University of Melbourne, as cited in Statham, J 2008, 'HO367 Montrose House Heritage Assessment', City of Stonnington.
- Kohane, Peter & Willis, Julie 'Boom Style' in Goad, Philip & Willis, Julie (eds.) 2012, *The Encyclopaedia of Australian Architecture*, Cambridge University Press.
- Land Victoria. Certificate of Title (159 Kooyong Road, Toorak). Vol. 2646, Fol. 152, dated 1 May 1897.
- Land Victoria. Certificate of Title (159 Kooyong Road, Toorak). Vol 4664, Fol. 763, 19 January 1923.
- Lewis, Miles. Australian Architecture Index (no record found of a tender notice in 1897).
- Mawdsley, Allan. '[Devorgilla, and the three Yarriens]', 2010, PH 23553, Stonnington History Centre.
- Melbourne Punch*, 23 Sept 1909, p. 24.
- MMBW Detail Plan No. 976, Prahran, 1901 (State Library of Victoria).
- MMBW Plan 59, Malvern, 1902 (University of Melbourne Map Collection).
- Prahran Telegraph*, 4 October 1919, p. 4 (Probate for the estate of R.H. Blackwell).
- PROV Probate papers for R H Blackwell, who died in 1919.
- Queensland Country Life*, 2 October 2015.
- Robb, EM 1934, *Early Toorak and District*, Robertson & Mullens, Melbourne.
- Sands and McDougall Melbourne Post Office Directories, 1897–1910.

Statham, John 2008, 'HO367 Montrose House Heritage Assessment', City of Stonnington [‘The Italianate mode’ quoted and paraphrased at length].

Thompson, Roger C. ‘Tivey, Edwin (1866–1947)’, *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/tivey-edwin-8821/text15473>, published first in hardcopy 1990, accessed online 13 January 2017.

Tivey, Janet A. ‘Descendants of Samuel Tivey’, 2012: <http://www.tiveyfamilytree.com/Tivey-family-tree-research-3.pdf>

Whitworth, Robert Percy 1879, *Bailliere’s Victorian Gazetteer and Road Guide*, Baillieres, Melbourne.

World War I Service Records, 1914–18 (Edwin Tivey).

Physical description

‘Nauroy’, a large two-storey Victorian villa, stands on a large block of land on the west side of Kooyong Road, across from Nareeb Court. It has a deep and expansive front and side garden, which retains a mature Deodar Cedar. Much of the house and garden are hidden from view by a high modern masonry wall, though the upper floor of the house is clearly visible from the street.

The house is in the Italianate tradition, but its more formal classical details and lack of a verandah indicate a Renaissance Revival influence. The slate roof is hipped with an M-profile typical of the Italianate style, with heavy cast brackets to the eaves. The brick walls are finished in unpainted cement render, with heavy quoins to corners. The two-storey mass of the building is mostly rectangular in plan, with a room extending out at the rear of the north side. Before it is a single-storey masonry porch which extends to the façade.



Figure 3. Front façade of ‘Nauroy’, showing the two breakfronts, hipped roof, and truncated chimneys. (source: Context, 2016)

The front façade is largely symmetrical, and is articulated by two shallow breakfronts (projecting bays), each with a separate hipped roof. They are quite similar, except that the south breakfront extends to the edge of the house and consequently has quoins framing it on

both sides. The northern breakfront has no quoining. To the north of this main, two-storey mass is the entrance porch. It is single-storey, of rendered masonry, and has a panelled parapet. The parapet corresponds to a broad beltcourse across the façade, with a panel beneath the pairs of windows.

The first floor windows have shallow segmental arches, and simple moulded architraves. In contrast, the ground-floor openings are all rectangular and sit within classical aedicules featuring closed triangular pediments. The porch has a single aedicule to the front, and a row of three on its north faced. The aedicules exhibit a correct use of the classical orders, each pediment resting on two to four slender Tuscan-order pilasters below a metope, and sitting on a plinth that wraps around the base of the house.



Figure 4. North-east corner of 'Nauroy', showing the front porch with its triangular pediments. The bay window at far right was added post-1984. (source: Gadd, 2011)

As viewed from the front, 'Nauroy' appears to have a high level of intactness. The cornices of the three chimneys had been removed by 1985, and it appears that a bathroom/kitchen extension had been built atop the front porch to allow the division of the house into two apartments (*Age* 1 June 1985:43). This extension has since been removed, and a canted bay window added at the rear of the north side elevation, and a single-storey addition made at the rear and along the south side, incorporating a garage.



Figure 5. 'Nauroy' in 1985. Note the upper level to the front porch, both overgrown with vines, which is likely an extension related to the conversion to apartments. (source: *Age*, 1 June 1985)

Comparative analysis

Although many single-storey villas were built in Melbourne and its suburbs during the 19th century, after the 1840s the grandest houses were almost always of two storeys, or occasionally three as at Government House and 'Cliveden'. Towards the end of the century, there was an increasing tendency to prefer the higher status of a two-storey house over that of a single-storey one (Jordan 2003:117 as cited in Statham 2008).

The architectural expression of a grand two-storey Victorian house could reflect any one of a range of fashionable British antecedents drawing their inspiration from classical Greek, Roman or Georgian sources to the more picturesque, such as Gothic or Tudor. About a third of these grand Victorian houses adopted an Italianate style combining informal massing with a plain rendered expression enriched by classical motifs. The balance adopted a formal symmetrical classical expression. The Italianate was seen to combine the stateliness of a classical style with a picturesque and fashionable asymmetry (Jordan 2003:117 as cited in Statham 2008).

The Italianate style had its origins in the landscape paintings of Nicholas Poussin and Claude Lorrain over a century earlier. These two French artists were enamoured with the landscapes and architecture of rural Italy, depicting it as a vision of Arcadia. Their efforts inspired a broader pursuit of 'the Picturesque' in architecture.

Through the first half of the nineteenth century, the Italianate style spread widely in Britain fuelled by the works of architects such as John Nash and Charles Barry and through designs promoted in pattern books such as Charles Parker's *Villa Rustica* (1832). In 1845, the style received Royal endorsement when Prince Albert, working with architect Thomas Cubitt, designed 'Osbourne' on the Isle of Wight as a retreat for Queen Victoria and the Royal family. 'Osbourne' with its plain stuccoed expression and tall balustraded tower would become the model for many large residences throughout the Empire including Government House in Melbourne.

The style, which emerged as the preferred expression for Melbourne's grandest mansions of the mid-century, was quickly adapted to suit more modest suburban villas and terraces. As Hubbard (2012:357) notes:

Flexibility and adaptability were the secrets to the success of the Italianate style. It could range from the simplest of buildings to the grandest. It was not a precise style and could accommodate different levels of architectural sophistication. It could be formally symmetrical or informally asymmetrical. While towers were standard, they might be reduced to just a porch. The style was easy to copy and could be used by speculative builders buying stock items for decoration. Most importantly, the Italianate style used the vocabulary of classical architecture freely but sparingly, generally with relatively plain expanses of wall and hipped roofs with bracketed eaves.

The Italianate house is so common in the Melbourne area that this is the standard image people hold of the 'Victorian house'. Condensed to its key features, they would be a hipped roof with an M-profile (i.e., having a central valley to the rear half, which allows a low ridgeline), bracketed eaves, chimneys with a cornice at the top (a run cement-render moulding), and a timber or iron-framed verandah with cast-iron ornament to all but the grandest houses. Common extras included a faceted (canted) bay used to create an asymmetric composition (or occasionally used symmetrically), and windows that had a round or segmental arched opening, some of which were embellished with run cement-render mouldings or delicate hood moulds.

There were three general types of cladding for Italianate houses. The most modest were clad in timber weatherboards or blocked boards emulating expensive ashlar. The two most common types were finished in cement render or face brick. Rendered houses could obtain a high level of run and cast ornament at an affordable price, leading to some highly embellished examples. All, even the most modest, had ruled render with incised lines to emulate the more expensive stone construction. Face brickwork was also common, usually dark brown Hawthorn bricks with cream brick dressings (bichrome) from the late 1860s, and later in the century with red brick accents as well (polychrome). Some architects and designer-builders created bold patterns with the coloured bricks. As good building stone was not common in Victoria, very few houses were built of stone. Early examples were of bluestone, such as the grand 'Bishopscourt' in East Melbourne.

The development of the former City of Prahran and the western part of the former City of Malvern coincides with the emergence of the Italianate forms of expression in Victoria. Consequently, the City of Stonnington retains a disproportionate number of Melbourne's better examples of the mode. A number of these, typically the grandest and most elaborate mansions or those associated with Victoria's most notable families, have been added to the Victorian Heritage Register. These include: 'Toorak House', 'Greenwich House' and 'Mandeville Hall', in Toorak; 'Stonington' in Malvern; and 'Malvern House' in Glen Iris.

Examples of substantial Italianate houses that are of individual significance in Stonnington's Heritage Overlay (both in individual HOs and HO precincts) can be divided into a number of groups according to architectural composition and plan form, their size, ornament and level of architectural sophistication.

Most often, both single and two-storey Italianate houses have a front or return verandah of slender timber and/or cast-iron elements, which dominates their public presentation. Less commonly, they have a masonry verandah – usually an arcaded loggia – or just a small masonry porch. These all-masonry examples have a greater visual solidity and formality to them, and have a greater Renaissance Revival influence, in contrast to the picturesque Italianate forms.

Examples of this type in Stonnington include 'Batavia' at 20 Darling Street, South Yarra (HO459); the mansion 'Belcroft' at 2A Whernside Avenue, Toorak (HO117); 'Greenwich House' at 75-77 Irving Road, Toorak (VHR H693); 16 Grandview Grove, Prahran (Significant in HO135); and 67 Avoca Street, South Yarra (Significant in HO355). The two final examples have arcaded verandahs, of two and one-storey, respectively. The other examples have the entrance porch recessed within the body of the building (2A Whernside Avenue) or small external entrance porches like 'Nauroy' (20 Darling Street and 75-77 Irving Road).

'Batavia', at 20 Darling Road, built c1882-83, is the most similar in form to 'Nauroy'. The left-hand side of its façade is quite similar in having a shallowly projecting pavilion with a separate hipped roof. At the centre of the façade is a masonry porch entered via an arch. To the right of it was a short expanse of typical cast-iron verandah.



Figure 6. Undated photos of 'Batavia'. (source: www.flickr.com/photos/hytam/2201371390/)

'Greenwich House,' at 75-77 Irving Road, was built in 1869, most likely to a design by Leonard Terry. It is described in the VHR citation as a two-storey 'Italianate style bay-fronted mansion of eighteen rooms, notable for the central Roman Doric portico and restrained ornamentation'. Similar to 'Nauroy', its façade is dominated by two two-storey projecting bays, canted in this case. The porch is situated at the centre of this symmetrical composition, and takes a classical form, though without a pediment.

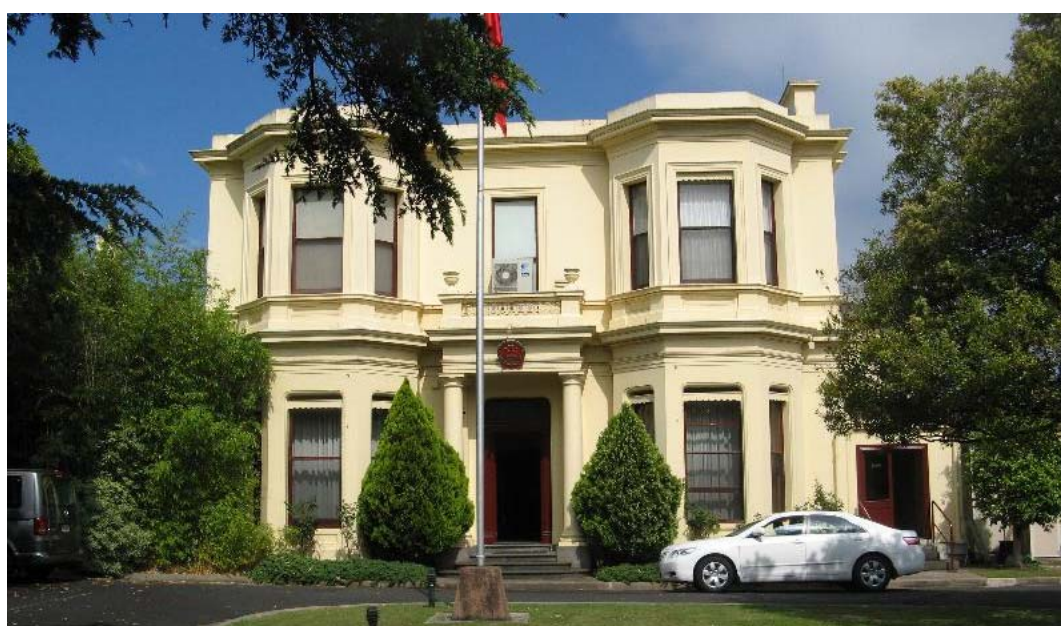


Figure 7. 'Greenwich House' of 1869. (source: Heritage Victoria, 2014)

The use of the aedicules and the masonry porch of 'Nauroy' provides a very solemn and solid appearance to the house, in keeping with the Renaissance Revival. This style was most commonly used for civic and commercial buildings, such as courthouses, post offices and banks. In keeping with the Italian Renaissance palazzi that informed much of the style, most Renaissance Revival buildings in Victoria have a rusticated ground floor, often with round-arched windows, and a *piano nobile* above, with aedicules around the windows.

There are no dwellings in the Stonnington Heritage Overlay that are identified as Renaissance Revival in style, or Italianate dwellings which employ pediments over openings.

Looking further afield, among the small number of Renaissance Revival dwellings in Victoria only a few have pedimented aedicules to window and/or door openings. The preeminent example is the Camberwell mansion 'Broughton Hall', built c1858 and 1883, which has triangular and segmentally arched pediments to the first floor, while the ground floor has a loggia of round arches (VHR H1176).



Figure 8. 'Broughton Hall', 2 Berrwick Street, Camberwell, VHR H1176 (source: Heritage Victoria, 2008)

In conclusion, 'Nauroy' is similar to a number of individually significant large two-storey Victorian houses/mansions that eschew the use of the visually light-weight cast-iron verandahs for solid masonry arcades or entrance porches. It is highly unusual, however, for the use of classical pediments to window and door openings. Even more so, as these aedicules are used for the ground floor, while more academically correct Renaissance Revival buildings have rustication to the ground floor and pediments to the first floor openings.

Thematic context

This place illustrates the following themes, as identified in the *Stonnington Thematic Environmental History* (Context Pty Ltd, rev. 2009):

3.3.3 *Speculators and land boomers*

8.2 *Middle-class suburbs and the suburban ideal*

8.4.1 *Houses as a symbol of wealth, status and fashion*

8.6.1 *Sharing houses*

Of historical interest as the home of Major-General Edwin Tivey from c.1920–1947, a leading Australian military commander of World War I, reflected in the house name ‘Nauroy’, after a place on the Western Front.

Assessment against criteria

Assessment of this place was carried out in relation to the HERCON model criteria as set out in the VPP Practice Note ‘Applying the Heritage Overlay’ (2015).

Statement of significance

What is significant?

‘Nauroy’, originally known as ‘Bonaly’ and later ‘Chorlton’, at 159 Kooyong Road, Toorak, is significant. The house was built in 1897 for wealthy widow Annie Moira Younghusband. It underwent renovations in 1903, under the direction of architect W.A.M. Blackett. Successive owners were importer Richard Blackwell (‘Chorlton’) and Boer War and WWI-hero Major General Edwin Tivey and then his daughter, Violet (‘Nauroy’).

It is a two-storey Italianate mansion-villa with rendered masonry walls and a slate-covered hipped roof. The front façade is largely symmetrical, and is articulated by two shallow breakfronts, each with a separate hipped roof. The house has a masonry corner porch, instead of a verandah, and the porch and ground-floor façade are articulated with large triangular pediments over openings.

The house is significant to its 1897-1903 fabric, including the external building envelope (walls and roofscape), and particularly the east (front) and north elevations.

The modern alterations and additions, such as the garage on the south side, the bay window at the rear of the north elevation and associated rear extension, and the high front masonry fence, are not significant.

How is it significant?

‘Nauroy’, at 159 Kooyong Road, Toorak is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

‘Nauroy’ is of architectural significance as an intact example of the substantial dwellings erected for Toorak’s wealthy residents in the nineteenth century. It is a late example of the Italianate style, with a Renaissance Revival influence. Characteristic Italianate elements include the low M-profile hipped roof, bracketed eaves, segmentally arched windows, and window architraves, quoining and stringcourses executed in cement render. (Criterion D)

Aesthetically, it is distinguished by its very solemn and solid appearance, in keeping with the Renaissance Revival, created by the use of a masonry porch instead of cast-iron verandah, and particularly by the classical aedicules defining the ground-floor windows and porch openings. The aedicules exhibit a correct use of the classical orders, each pediment resting on two to four slender Tuscan-order pilasters below a metope, and sitting on a plinth that wraps around the base of the house. (Criterion E)

Recommendations

Recommended for inclusion in the Heritage Overlay to the extent of the whole property as defined by the title boundaries.

HO Schedule controls: None

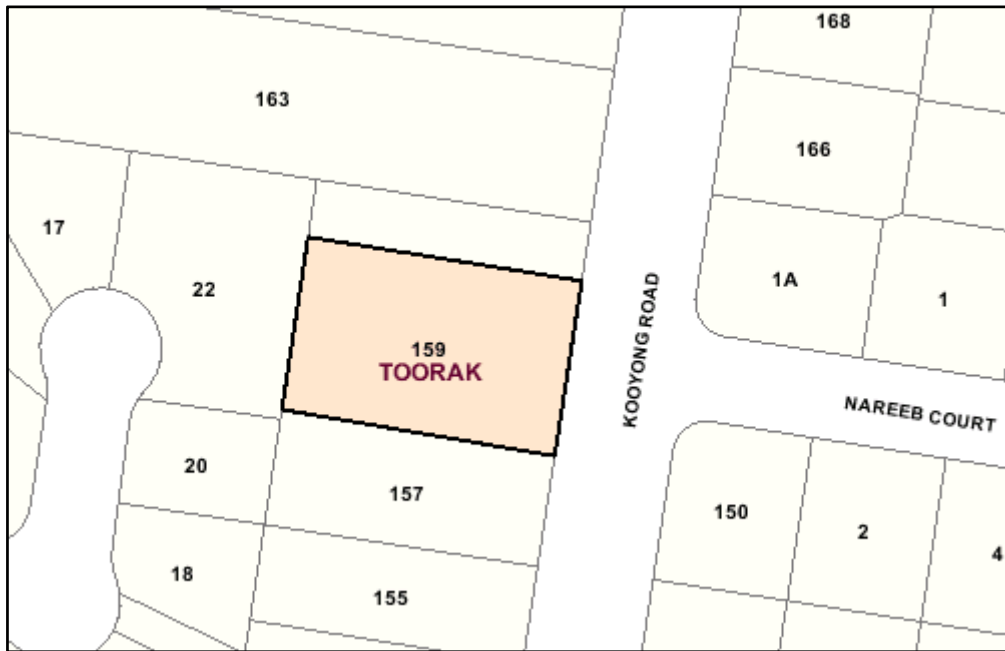


Figure 9: Recommended extent of heritage overlay for 159 Kooyong Road, Toorak (source: www.land.vic.gov.au).

Recommended grading: A2